



MEMORANDUM

Planning Division – PZ Memo No. 16-059

DATE: JULY 20, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: ERIK SWANSON, SENIOR CITY PLANNER

SUBJECT: DVR16-0012 SALAD AND GO

Request: Rezoning from Planned Area Development (PAD) to PAD to remove a zoning condition limiting drive-thrus, along with Preliminary Development Plan approval for site layout and building architecture for a new restaurant and drive-thru

Location: South of the southeast corner of Chandler Boulevard and Kyrene Road

Applicant: Randy Titzck, Genesis Holding Company

RECOMMENDATION

Planning Staff, upon finding the request to be consistent with the General Plan, recommends approval of the rezoning and PDP, subject to conditions.

BACKGROUND

The approximate one acre site is located south of the southeast corner of Chandler Boulevard and Kyrene Road, within the partially developed Kyrene Crossings commercial retail and office development. The vacant parcel is located between a CVS pharmacy to the north and a veterinary clinic to the south. East, within the development, are an existing Wendy's with a drive-thru, Chase Bank with drive-thru, an inline shops space at the northeast corner, and a partially developed garden office complex in the site's southeast portion. The Sorrento single-family residential subdivision surrounds the development on the south and east.

With the initial zoning of the site in 2001, a condition of approval was added restricting fast food/drive-thru uses to only be allowed on the Wendy's parcel. In 2004, a rezoning was approved allowing for a drive-thru for the Chase Bank. The current request is to allow for an additional drive-thru use for the subject site.

July 20, 2016

In addition to the rezoning, the request includes a PDP for site layout and building architecture. The one acre site is an oddly shaped narrow and long parcel with a street frontage width of 100' that narrows down to a width of 70' at the east end. The user is unique in the sense that the restaurant does not provide any indoor dining, significantly reducing the footprint of the building, allowing for the user to take advantage of the site constraints. The restaurant is 677 square feet, with a covered outdoor dining area of 570 square feet that wraps the front and side of the building, visibly reducing the impact of the drive-thru lane. An outdoor pedestrian area within a landscape setting is provided east of the building. The design team has incorporated the architectural style and elements of the surrounding development to include stacked stone columns, tile roofing, parapet roof design, and arched elements along longer wall planes.

DISCUSSION

Planning Staff supports the request finding that the proposed development capitalizes on a unique site to fit its building model while also incorporating the design of the building to the remainder of the development. Additionally, Planning Staff is supportive of an additional drive-thru within the center as the subject site's location within the overall development is removed from the other drive-thrus, visibly reducing the impact that can occur when too many drive-thrus are provided in one development.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Tuesday, June 21, 2016. No neighbors attended the meeting
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition to the request.

RECOMMENDED ACTIONS

Rezoning

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0012 SALAD AND GO, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "SALAD AND GO" and kept on file in the City of Chandler Planning Division, in File No. DVR16-0012, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Completion of the construction, where applicable, of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
3. The developer shall be required to install landscaping in the arterial street median adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

4. Hours of delivery/trash pick-up shall be prohibited between 11:00 pm and 6:00 am.

Preliminary Development Plan

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0012 SALAD AND GO, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "SALAD AND GO" and kept on file in the City of Chandler Planning Division, in File No. DVR16-0012, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. The site shall be maintained in a clean and orderly manner.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. Electrical service entrance section (SES) shall be located inside the building.
7. All ground-mounted equipment shall be screened from public view by landscaping or a concrete or masonry wall equal to or greater in height than the mechanical equipment.
8. All transformer boxes, meter panels and electric equipment, back-flow valves and any other utility equipment shall be painted to match the building color.
9. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. handicap shall have direct access to all indoor and outdoor pedestrian spaces).
10. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
11. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
12. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements,

and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

PROPOSED MOTIONS

Rezoning

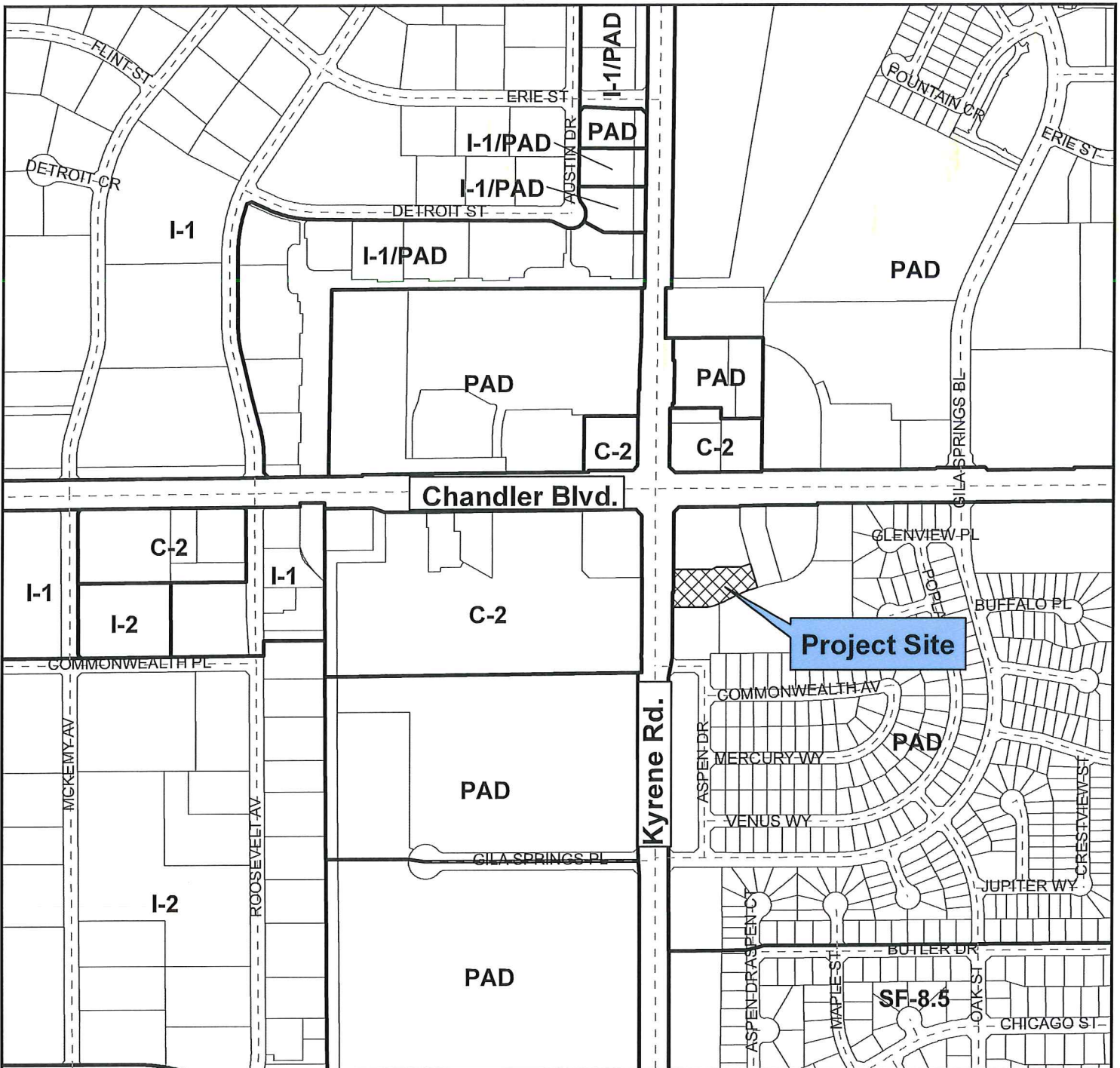
Motion Planning Commission to recommend approval of rezoning DVR16-0012 SALAD AND GO, to allow a drive-thru, subject to the conditions as recommended by Planning Staff.

Preliminary Development Plan

Motion Planning Commission to recommend approval of Preliminary Development Plan DVR16-0012 SALAD AND GO, for site layout and building architecture, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Building Elevations
4. Ordinance No. 3661
5. Development Booklet, Exhibit A

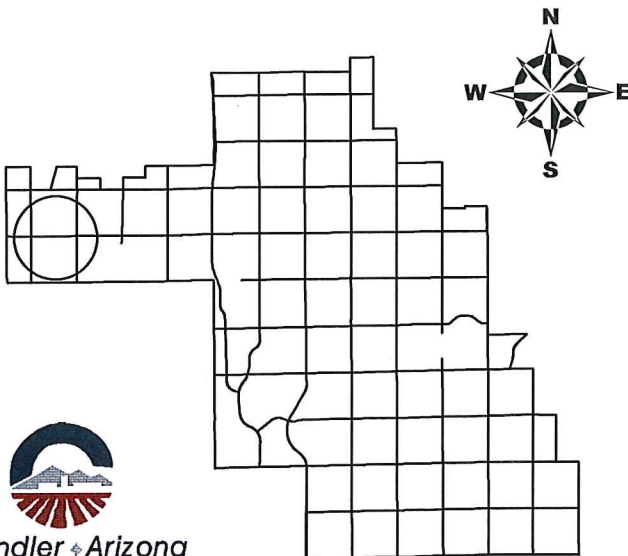


Vicinity Map



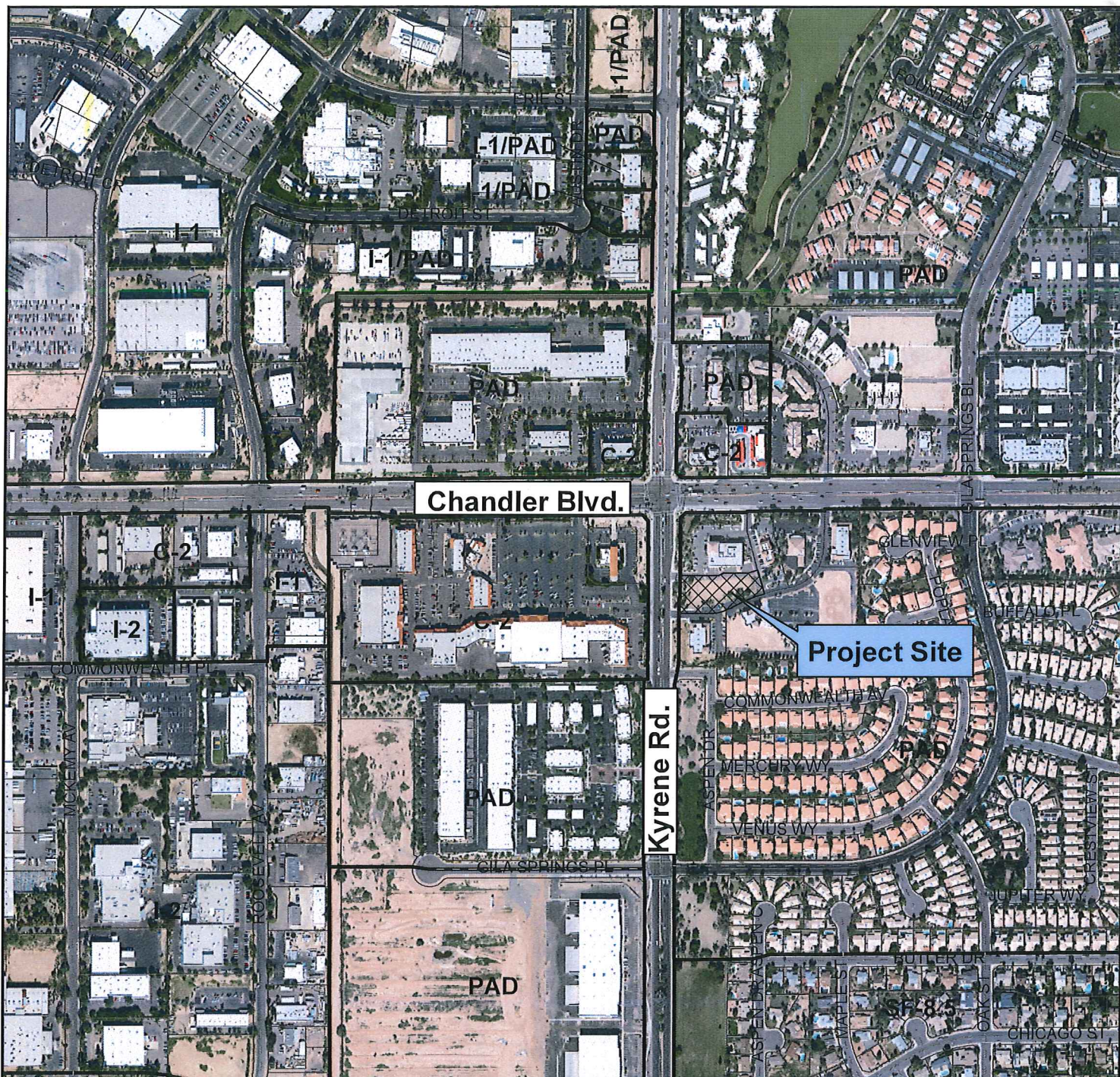
DVR16-0012

Salad and Go



Chandler ♦ Arizona
Where Values Make The Difference

CITY OF CHANDLER 4/25/2016

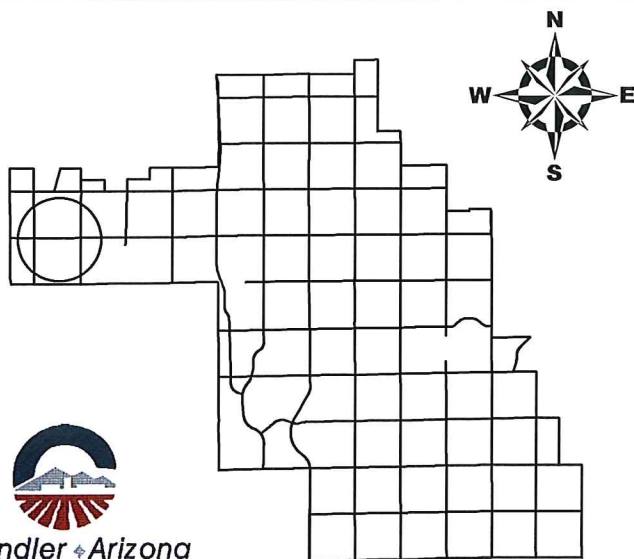


Chandler Blvd.

Kyrene Rd.

Project Site

Vicinity Map



DVR16-0012

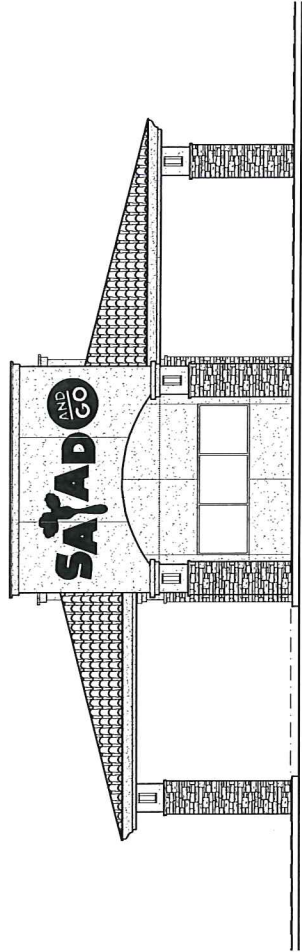
Salad and Go



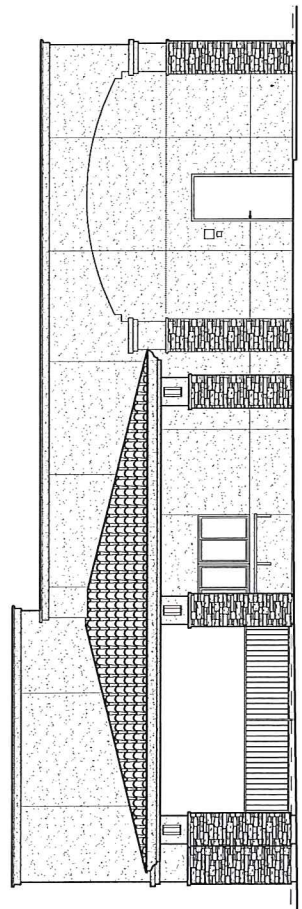
Chandler ♦ Arizona
Where Values Make The Difference

KEYNOTES

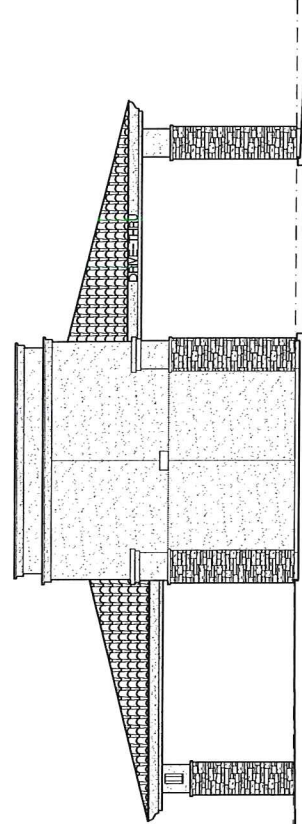
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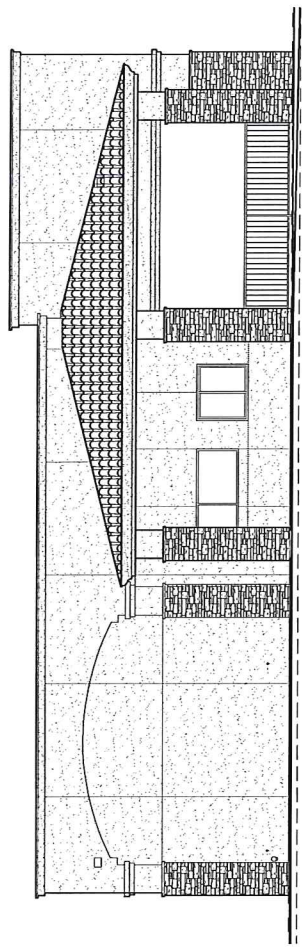
1 WEST ELEVATION
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2 SOUTH ELEVATION
1/8"=1'-0"



3 EAST ELEVATION
1/8"=1'-0"



4 NORTH ELEVATION
1/8"=1'-0"

COLOR SCHEDULE

C1	1/2" INSULATED GLASS IN ALUMINUM FRAME COLOR
C2	1/2" INSULATED GLASS IN ALUMINUM FRAME COLOR
C3	1/2" INSULATED GLASS IN ALUMINUM FRAME COLOR
C4	1/2" INSULATED GLASS IN ALUMINUM FRAME COLOR

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SAYAD AND CO
5985 WEST CHANDLER BLVD.
CHANDLER, ARIZONA 85226

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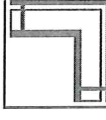
REVISIONS

DATE	BY	ORDER	SCALE
			1/8"=1'-0"

EXTERIOR ELEVATIONS
SHEET NO. **A-201**

GENERAL NOTES

1. ROOF FINISHES SHALL BE INTERNAL GROWN FORMS.
2. ROOF FINISHES SHALL BE INTERNAL GROWN FORMS.
3. ROOF FINISHES SHALL BE INTERNAL GROWN FORMS.
4. EXTERIOR LIGHTS SHALL HAVE EXTERIOR TYPE ONLY.
5. LIGHTING



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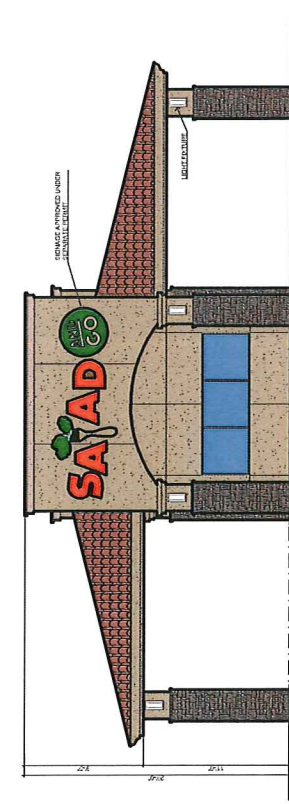


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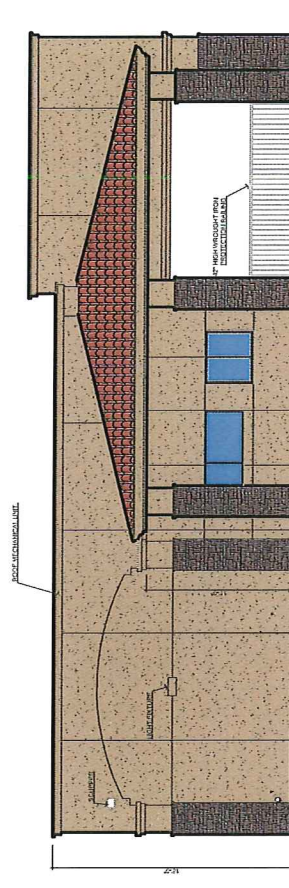
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DATE: 10/10/2015
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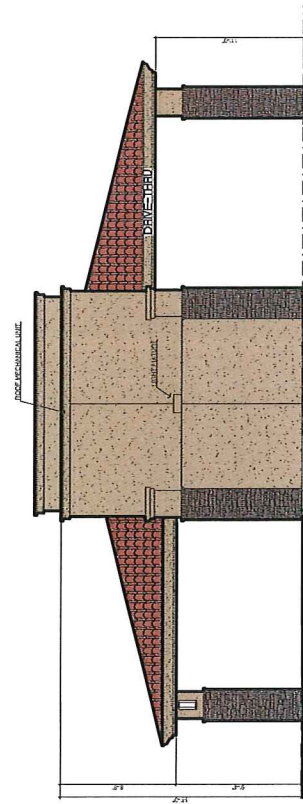
**EXTERIOR
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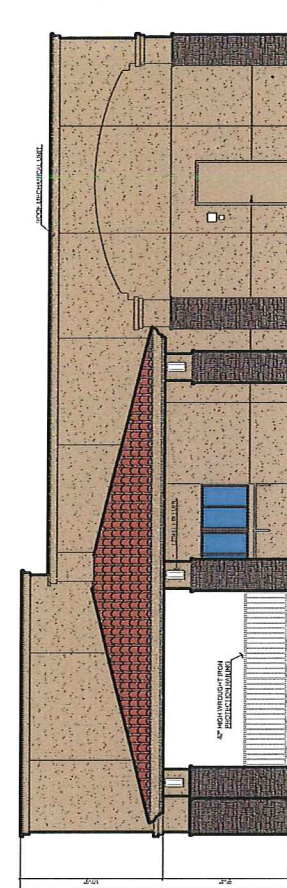
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4 EAST ELEVATION
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ORDINANCE NO. 3661

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY AMENDING A ZONING CONDITION TO ALLOW A DRIVE THROUGH USE (DVR04-0047 BANK ONE AT KYRENE CROSSINGS) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:
See 'Attachment A'

Zoning Condition is hereby amended for said parcel, subject to the following condition:

12. There shall be no fast food/drive-through uses allowed, other than Building "2" and Building "3" as represented on the Kyrene Crossings site plan.

SECTION II. Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.


SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 24th day of February 2005.

ATTEST:



CITY CLERK






MAYOR

PASSED AND ADOPTED by the City Council this 10th day of March 2005.

ATTEST:


CITY CLERK


SEAL


MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3661 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 10th day of March 2005, and that a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

Published in the Tribune on March 23 & 30, 2005

City of Chandler – PDP Application
Bank One @ Kyrene Crossings

LEGAL DESCRIPTION

Lot 3, Kyrene Crossings, according to Book 587 of Maps, Page 23, Records of Maricopa County, Arizona.

Together with reciprocal rights for easement and access created in declaration of easements, covenants, conditions and restrictions recorded in document No. 2002-0268285 and first amendment recorded in document No. 2002-0520379.